

72-111-3 P2-58  
WHEN RECORDED MAIL TO:  
EDWARD & KATHLEEN BIGGS  
P.O. BOX 307 MALIN, OR 97632

MAIL TAX STATEMENTS TO:  
SAME

STATE OF OREGON  
County of ) ss.

Vol. M93 Page 16672

I certify that the within instrument was received for record on  
the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_  
o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on  
page \_\_\_\_\_, Record of Deeds of said County.  
Witness my hand and seal of County affixed.

\_\_\_\_\_, Title  
By \_\_\_\_\_ Deputy

K53935

### PERSONAL REPRESENTATIVES' DEED

ALBERT PAUL MICKA, RICHARD LEE MICKA and ROBERT GEORGE MICKA, THE DULY APPOINTED, QUALIFIED, AND ACTING PERSONAL REPRESENTATIVES OF THE ESTATE OF LUDMILA MICKA, DECEASED,

GRANTOR, convey to

Edward R. Biggs and Kathleen M. Biggs, husband and wife

GRANTEE, the following described real property situate in Klamath County, State of Oregon:

Township 41 South, Range 12 East of the Willamette Meridian:

Section 3: SE1/4 SW1/4

Section 10: NE1/4 NW1/4 and N1/2 SW1/4 NE1/4

[Assessor Account Numbers 4112-01000-00900, 4112-00300-01700 and 4112-01000-01400]

#### EXCEPTIONS TO TITLE:

Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes, plus interest in the event said use should be changed which obligation BUYER assumes and agrees to pay and perform;

#### IMPROVEMENTS AND FIXTURES:

All improvements and fixtures, including the following: Residence, two car garage, domestic pump house, lawn storage shed, storage buildings (formerly chicken house and brood house), round grain Butler storage building, combination metal machine shop and covered work area, 300 ton hay barn, 35x60 machine shed, sprinkler pump house, 50 hp pump; five (5) one quarter mile wheel line (4 inch pipe); five eighths mile of 6/8 inch main line; and 500/600 feet of 4 inch supply line.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$231,250.00,  
PAID BY AN ACCOMMODATOR PURSUANT TO AN IRC §1031 EXCHANGE.

In construing this deed and where the context so requires, the singular includes the plural.

Dated: 4-30-99

ESTATE OF LUDMILA MICKA, DECEASED

By Robert George Micka  
Robert George Micka, Personal Representative

Albert Paul Micka  
Albert Paul Micka, Personal Representative

By Robert George Micka  
Robert George Micka, attorney in fact

Richard Lee Micka  
Richard Lee Micka, Personal Representative

By Robert George Micka  
Robert George Micka, attorney in fact

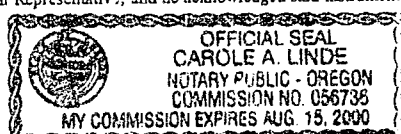
16673

STATE OF OREGON

County of Klamath

On the 30th day of April, 1999, personally appeared before me the above-named ROBERT GEORGE MICKA who, being sworn, stated that he is a Personal Representative of the Estate of Ludmila Micka and that he executed the foregoing instrument by authority of his powers as said Personal Representative; and he acknowledged said instrument to be his voluntary act pursuant to his authority.

SEAL



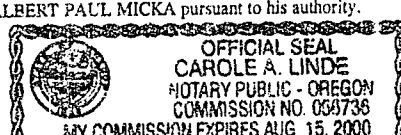
Notary Public for OREGON  
My Commission expires: 8/15/00

STATE OF OREGON

County of Klamath

On the 30th day of April, 1999, personally appeared before me the above-named ROBERT GEORGE MICKA who, being sworn, stated that ALBERT PAUL MICKA is a Personal Representative of the Estate of Ludmila Micka and that he is the attorney in fact for ALBERT PAUL MICKA and he executed the foregoing instrument by authority of and in behalf of ALBERT PAUL MICKA; and he acknowledged said instrument to be ALBERT PAUL MICKA'S act pursuant to ALBERT PAUL MICKA'S powers as a Personal Representative; and he acknowledged said instrument to be his voluntary act on behalf of ALBERT PAUL MICKA pursuant to his authority.

SEAL



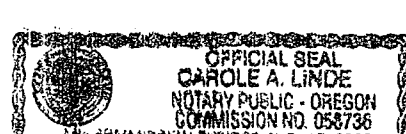
Notary Public for OREGON  
My Commission expires: 8/15/00

STATE OF OREGON

County of Klamath

On the 30th day of April, 1999, personally appeared before me the above-named ROBERT GEORGE MICKA who, being sworn, stated that RICHARD LEE MICKA is a Personal Representative of the Estate of Ludmila Micka and that he is the attorney in fact for RICHARD LEE MICKA and he executed the foregoing instrument by authority of and in behalf of RICHARD LEE MICKA; and he acknowledged said instrument to be RICHARD LEE MICKA'S act pursuant to RICHARD LEE MICKA'S powers as a Personal Representative; and he acknowledged said instrument to be his voluntary act on behalf of RICHARD LEE MICKA pursuant to his authority.

SEAL



Notary Public for OREGON  
My Commission expires: 8/15/00

State of Oregon, County of Klamath  
Recorded May 3, 1999, at 2:57 PM  
at the referenced page, Vol. M99.  
Linda Smith, County Clerk  
Fee \$ 35.00

*Linda Smith*

MAIL TAX STATEMENTS AS DIRECTED ABOVE

LAW OFFICES OF ANTHONY GIACOMINI P.C., 706 Main Street, Klamath Falls, OR 97601; Telephone (541) 884-7728; Telefax (541) 883-1759